

Louis Morgensen-William Rowan Building  
224-226 State Street  
Racine  
Racine County  
Wisconsin

HABS No. WI-315

HABS  
WIS,  
51-RACI,  
7-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P.O. Box 25287  
Denver, Colorado 80225

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HISTORIC AMERICAN BUILDING SURVEY

HABS No: WI-315

LOUIS MORGENSEN-WILLIAM ROWAN BUILDING

Location: 224-226 State Street, Racine, Racine County, Wisconsin.  
USGS Racine South, Universal Transverse Mercator Coordinates:  
Zone 16 Easting 435760 Northing 4731110

Present Owner: 224 State St.: Jeanne Arnold, 1533 Illinois St., Racine, WI 53405  
226 State St.: State of Wisconsin, Department of Transportation, 4802 Sheboygan Ave., Madison, WI 53711

Present Occupant: 224, Tice Saddlery; 226, vacant.

Present Use: 224, retail business; 226, vacant.

Significance: The Louis Morgensen-William Rowan Building is eligible for HABS recordation and is significant because it contributes to the Old Main Street Historic District, a National Register of Historic Places historic district, under National Register criteria A and C. It contributes to this historic district under criterion A because throughout the history of the building, its two storefronts housed commercial businesses that were part of the historic commercial activity in this district that is considered the historic commercial center of the city of Racine. The building contributes to the district under criterion C because its early twentieth century front is a simple and typical example of Twentieth Century Commercial architecture. The building also contributes to the district architecturally because it is a part of and a continuation of the visual streetscapes of Racine's historic commercial center.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates or erection: the Louis Morgensen storefront was built in 1924. The William Rowan storefront was originally constructed around 1885 as a saloon. In 1923 the building's front was remodeled with the same style and materials as the newly-constructed Morgensen storefront. From this point on, the two storefronts have had the appearance of one double storefront commercial block.<sup>1</sup>
2. Architect: Unknown
3. Original and subsequent owners:  
Louis Morgensen storefront (224 State St.): Louis Morgensen, 1924-1941.<sup>2</sup>  
William Rowan storefront (226 State St.): William Rowan, 1923.<sup>3</sup>
4. Builders, contractors, suppliers: Unknown

5. Original plans and construction: Original plans are not available for either storefronts.
6. Alterations and additions: Sanborn-Perris Fire Insurance Maps indicate that the Rowan storefront (226 State St.) was originally built around 1885 as a two-story commercial building. But, since the lot this building sits on slopes sharply at the rear, the building presents a one-story front and a three-story rear. It is probable that originally, the Rowan storefront was a one-story building facing the street, with three stories at the rear the way it appears today. This theory is supported by field observation. The Morgensen storefront (224 State St.) appears to have had no alterations.

B. Historical Context:

The Louis Morgensen-William Rowan Building (224-226 State St.) sits at the very north end of the Old Main Street Historic District. The Old Main Street Historic District encompasses a contiguous group of buildings that once made up Racine's historic commercial center. The historic buildings of the district date as early as the 1840s and as late as the 1920s. Some buildings were constructed and occupied by some of Racine's most important businesses, including banks, retail stores, and newspapers.<sup>4</sup>

In 1834, Gilbert Knapp, a Coast Guard cutter captain from Detroit, founded the port city of Racine by claiming 140 acres on both sides of the Root River where it flows into Lake Michigan. In 1836, he platted a small city with streets on both sides of the river. He built his cabin on the south side of the river, though, and others who came to Racine settled in the same location. As early as 1843, it was clear that the commercial center of Racine would be on the south side of the river. The wharves, grain elevators, and storage sheds that served Racine's expanding harbor business in the mid-nineteenth century were located north of Second Street (the northern boundary of the Old Main Street Historic District). South of Second Street, commercial shops, saloons, offices, and hotels formed the core of Racine's commercial center.<sup>5</sup>

The coming of the railroad in the 1850s put a rapid end to shipping as the predominant means of transportation in Wisconsin. This might have put a stop to Racine's growth since shipping accounted for much of the commercial and trade activity that took place in the city during the mid-nineteenth century. Several entrepreneurs, however, took advantage of Racine's port, railroad connections, and favorable location between Milwaukee and Chicago to establish some major industries in the city that manufactured agricultural implements, wagons, leather products, wood products, and hardware.

The industrial sector of nineteenth century Racine was located close to the Old Main Street Historic District, and just north of State Street, the location of the Morgensen-Rowan Building. Because State Street was located so close to, at first, the harbor facilities, then, to factories, it was slow to develop, and actually, was at the fringe of the commercial district that grew up primarily along Main Street in the three blocks south of State Street.<sup>6</sup>

The growth in manufacturing brought many new workers to Racine, and many retail and professional businesses sprang up to serve these workers and their industries. The industrial growth continued between 1880 and 1940, as even more industries located in Racine. Among the largest were Johnson Wax, Hamilton Beach, and the Oster Manufacturing Company. The City of Racine grew from over 16,000 residents to more than 66,000 residents during this period. As Racine grew, so did its commercial center until it stretched over three blocks along Main Street and invaded the side streets as well. Most of the buildings in the commercial center were built prior to 1930, as the Great Depression put a halt to new construction. The Main Street commercial center remained stable through World War II, but the post-war economic boom did not occur in downtown Racine, as only four new buildings were constructed in the 1940s and 1950s. After the war, retailing in the community dispersed to the suburbs as new shopping centers replaced downtown as the preferred retail location for city residents and residents of other communities.<sup>7</sup>

Almost all of the important retail activity between the 1830s and the 1940s occurred in the Old Main Street Historic District. The district was also the center for professional services, financial services, utility offices, entertainment, and newspaper publishing. The earliest businesses in the city served the needs of early city residents. They included general stores and small industries such as blacksmith shops, shoemakers, harness makers, and wagon makers. E. J. Glen and Levi Mason opened the first general store in Racine in 1835. By 1843 there were reportedly 26 stores along Main Street, and the 1850 city directory listed 21 general merchants, 16 grocers, 16 tailors, 11 shoemakers, 7 hardware merchants, and a number of other miscellaneous retailers. As the nineteenth century progressed, the general stores were phased out in favor of larger department stores, and the small industrial shops were replaced with retail businesses selling the same items, only ready-made from factories.<sup>8</sup>

Many of Racine's most noted nineteenth century residents were involved in commercial enterprises along Main Street. All of Racine's newspapers have ties to the Old Main Street Historic District, including the one that survives as today's most important newspaper, the Racine Journal Times. All of Racine's major banks began in the Old Main Street Historic District and maintained offices there until recent time. These banks included the Racine County

Bank, later known as the First National Bank of Racine, and now known as Marine Bank South; the Bank of Racine, which became the Manufacturers' National Bank that eventually merged with the First National Bank of Racine; the American Trades and Savings Bank that is now known as the M & I Bank of Racine.<sup>9</sup>

Other services to be found in Racine's commercial center were many insurance, legal, and medical offices, the Western Union office, the Racine Gas, Electric Light and Power Company offices, the Racine Water Company offices, and entertainment establishments including movie houses and theatres. Racine's historic downtown, now identified as the Old Main Street Historic District, was truly the center of commercial activity in the community. While shopping malls have taken much of the retail trade to the edges of the city, the downtown is still the only area of the city that can be identified with the significant events in the history of commerce in Racine between the 1840s and the 1950s.<sup>10</sup>

Sanborn-Perris Fire Insurance Maps indicate that little development took place in the 200 block of State Street until the 1890s. State Street is at the far northern fringe of Racine's Main Street commercial center. It developed as a natural expansion of the downtown as it stretched to its limits at the turn of the century. The 1887 Sanborn-Perris Map indicates that there were only two buildings in the 200 block of State Street at that time. They included 226 State St., the building that would be remodeled into the Rowan storefront. The map also indicates that 226 State St. was a saloon. Next to 226 State St. was a vacant lot that would not be built on until the Morgensen storefront was constructed there in 1924. The other building was 222 State Street, listed as vacant on the 1887 map.<sup>11</sup>

The 1894 Sanborn-Perris map shows that by that time, State Street had become almost fully developed. Across from 226 and 222 State Street was the large Shoop Building (213-225 State St.). Known in 1894 as Dr. Shoop's Family Medicine Company, it was known in the early twentieth century as Dr. Shoop's Laboratory and between 1906 and 1908 an addition almost doubled its size. Next to 222 State Street was a vacant lot, then a large commercial block, and then a small commercial building. Next to these buildings was a lumber yard. Between 1908 and 1933, the entire even side of the 200 block of State Street was filled in with the commercial buildings that exist in the streetscape today. Probably spurred on by the construction of the Shoop Building, the 200 block developed as a continuation of the Main Street commercial center.<sup>12</sup>

The Rowan storefront (226 State St.) was originally a saloon and the 1888 Racine city directory indicates the Thompson and Ritz saloon was at this address. No subsequent directories indicate a saloon at this address, even though the 1894 Sanborn-Perris Fire Insurance

Map indicates this storefront was still a saloon. In the early twentieth century city directories, several occupants were listed in this storefront, but none of them were long-lived or significant. In fact, no evidence exists that indicates any of the businesses in this storefront before its 1923 remodeling was of historical significance.<sup>13</sup>

According to city directories, the first business in the Rowan storefront after the 1923 remodeling was the Joseph Burran Furrier store (1929-1933). The storefront was vacant between 1935 and 1941. In 1943, the storefront was the office of the Public Service Employee's Union of Wisconsin, Inc. The next occupant, the Racine Awning Company, was the longest occupant in the storefront (1947-1975) in the twentieth century. Between 1975 and 1978 the storefront was vacant again, but in 1978, the Speed Textile Printing Company occupied the storefront and remained there until just recently.<sup>14</sup>

The Louis Morgensen storefront (224 State St.) was occupied by the Louis Morgensen real estate and insurance office between its date of construction in 1924 and 1941. Briefly vacant, the storefront was then occupied for a long period by the C. B. Arnold and Company Sign Shop (1947-1980). Between 1955 and 1966, the C. B. Arnold Company also operated a flower shop in the storefront. After the Arnold Company moved out of the storefront, it was briefly a bookstore, then a gift shop, and finally, it became Tice Saddlery, a store for riding supplies and clothing, still in operation today.<sup>15</sup>

The Morgensen-Rowan Building did not house individually prominent commercial businesses in Racine's commercial center, now known as the Old Main Street Historic District. The occupants were typical businesses found in downtowns across Wisconsin. The businesses housed in this building represent typical commercial activity that occurred in nineteenth and twentieth century downtown Racine, and therefore the building contributes to the overall commercial significance of the Old Main Street Historic District.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: The front or street side of the Morgensen-Rowan Building is a simple example of the Twentieth Century Commercial style of architecture (see photograph HABS No. WI-315-2). The side and rear walls of the Rowan storefront are constructed of cream brick, reflecting the storefront's original construction date of circa 1885 (see photograph HABS No. WI-315-4). The side of the Rowan storefront has twentieth century double-hung sash windows, while the rear of this storefront has windows that are taller, late nineteenth century

double-hung sash. There is a two-story wood-covered oriel on the rear of this storefront that dates to circa 1885, but the wood covering is a modern alteration (see photographs HABS No. WI-315-4 and HABS No. WI-315-5). The rear of the Morgensen storefront is faced with plain brown brick (see photograph HABS No. WI-315-5).

The Morgensen-Rowan Building contributes to the overall architectural significance of the Old Main Street Historic District as a simple example of the Twentieth Century Commercial style of architecture. Wisconsin's Cultural Resource Management Plan, indicates that the Twentieth Century Commercial style was popular between 1895 and 1930 in Wisconsin. Common characteristics of the style include regular fenestration of large divided rectangular windows and little exterior ornamentation. Many Twentieth Century Commercial buildings in Wisconsin have details that suggest the Prairie Style.<sup>16</sup>

The Morgensen-Rowan Building has most of the characteristics of the Twentieth Century Commercial style on the front of the building. While these characteristics are not elaborate and do not make the building a decorative example of the style, the building does add to the overall architectural variation that can be seen in the Old Main Street Historic District. Because the Rowan storefront has many of its late nineteenth century details on its side and rear walls, it slightly lowers the overall integrity of the building as an example of the Twentieth Century Commercial style of architecture.

2. Condition of fabric: The condition of the front of the building is good (see photograph HABS No. WI-315-2), as is the condition of the rear of the Morgensen storefront (see photograph HABS No. WI-315-5). Overall, the Morgensen storefront has a good level of integrity. The only alteration to the storefront is the replacement of old windows with modern aluminum combination windows on the top floor of the rear facade (see photograph HABS No. WI-315-5).

The Rowan storefront is in poor condition. The side and rear brick walls have a number of horizontal and vertical cracks, and the west wall is leaning to the west due to deteriorating mortar joints in the walls and settlement of the foundation. In August of 1988 it was reported that the entire building was leaning 18 inches and that the south wall showed signs of movement into the building. The west wall windows are in poor condition and have broken glass. Below these windows an opening has been boarded up (see photograph HABS No. WI-315-4). The rear wall windows of the Rowan storefront are in fair condition (see photograph HABS No. WI-315-5). The covering

on the oriel bay has not been painted and is in poor condition (see photograph HABS No. WI-315-5). A large, segmentally arched window opening below the bay has been enclosed with wood paneling (see photograph HABS No. WI-315-5). The rear entrance with transom is intact, but it is in poor condition (see photograph HABS No. WI-315-5). The historic elements of the Rowan storefront are largely intact, but, except for the front of the building, they are not well preserved and this part of the building is currently deteriorating.

B. Description of Exterior:

1. Overall dimensions: The Morgensen storefront (224 State St.) is twenty feet, seven inches wide and fifty feet, three inches long. The Rowan storefront (226 State St.) is nineteen feet, eight inches wide and fifty feet, three inches long. The entire front facade of both buildings measures forty feet, seven inches wide (see photograph HABS No. WI-315-2). Because the Rowan storefront is boarded up across the front, it measures an even seventeen feet, ten inches wide. The Morgensen storefront is still operating as a business place and its display window area measures eleven feet, four inches wide. Its recessed entrance has the following measurements. The west recess measures forty inches deep, the east recess measures 36 inches deep, and the entrance itself measures seven feet, four and one-half inches wide.
2. Foundations: The brick walls of both buildings run down to the ground (see photograph HABS No. WI-315-5). The Morgensen storefront (224 State St.) has no basement, but sits on a concrete slab. The Rowan storefront has a full basement underground and a stone foundation, although, a City of Racine building inspector noted that in January of 1988, the basement had at least a half-inch of water and mud covering the floor. Because the basement is below the water table, it is frequently, if not constantly flooded.
3. Walls: The Morgensen-Rowan Building is faced with brown brick on the front wall (see photograph HABS No. WI-315-2). There is some decorative brickwork in a parquet-like design at the cornice level of the building, but aside from this, the front walls are undecorated. Brown brick faces the rear facade of the Morgensen storefront (224 State St.) (see photograph HABS No. WI-315-5). The side and rear walls of the Rowan storefront (226 State St.) are built with cream brick that was later painted a dark grey (see photographs HABS No. WI-315-4 and HABS No. WI-315-5). The paint is worn and this exterior wall of the building has not been maintained (see photograph HABS No. WI-315-3). The brickwork of the Morgensen storefront is in



good condition. The brickwork on the front of the storefront is in good condition, but the brickwork on the side and rear walls is worn and in poor condition (see photographs HABS No. WI-315-3, HABS No. WI-315-4, and HABS No. WI-315-5). As mentioned earlier, the side and rear walls of the Rowan Building have numerous cracks and deteriorated mortar.

4. Chimneys: One small brick chimney projects from the far northeast corner of the Morgensen storefront. It is undecorated and is in good condition (see photograph HABS No. WI-315-5).

5. Openings:

- a. Doorways and doors: The Morgensen storefront (224 State St.) has two separate recessed doors in its front facade (see photograph HABS No. WI-315-6). The east door is 36 inches wide and 84 inches tall. It is constructed of wood and has eight lights. The transom above measures 36 inches wide and thirteen and one-half inches tall. The west door is 38 inches wide and 84 inches high. It has a transom above that measures 38 inches wide and thirteen and one-half inches tall. The door is made of wood and glass and there is a wooden screen door covering this entrance.

The rear entrance of the Morgensen storefront consists of a multi-paneled 15 light garage-type door that measures eight feet, ten inches wide and 156 inches high (see photograph HABS No. WI-315-5). The rear entrance to the Rowan storefront is a simple wood paneled door that measures 33 inches wide and 81 inches high (see photograph HABS No. WI-315-4). It is topped with a transom that measures 33 inches wide and 28 and one-half inches high. This entrance is in poor condition.

- b. Windows and shutters: The display window of the Morgensen storefront measures eleven feet, four inches wide and 83 inches high (see photograph HABS No. WI-315-2). An angled glass pane that abuts the west entrance measures forty inches wide and 83 inches high. The display windows are modern, probably dating from the post-World War II era, and are in good condition. The doors and display windows of the Rowan storefront are boarded up (see photograph HABS No. WI-315-2).

The rear windows of the Morgensen storefront are all the same size, 68 and one-half inches high and 29 inches wide, but are glazed differently on each level (see photograph HABS No. WI-315-5). The two sets of paired

top level windows have been replaced with modern aluminum storm-screen combination windows. Under this level, the windows are four-over-four light double-hung sashes. At the ground level, the windows are eight-over-eight light double-hung sashes. All the windows are decorated with heavy stone sills, but no lintels, and are in good condition.

The west wall windows of the Rowan storefront consist of three sets of three modern single-light double-hung sashes (see photograph HABS No. WI-315-4). The rear windows of the Rowan storefront are all the same height as the Morgensen storefront windows, 68 and one-half inches, but vary in width (see photograph HABS No. WI-315-5). The windows over the rear entrance are about 29 inches wide. The windows in the two-story bay include two sashes larger than 29 inches wide flanked by two much narrower sashes. Because the windows were inaccessible, the exact measurements of windows on the side and rear facades of the Rowan storefront could not be taken. As has been stated earlier, the west wall windows are deteriorated and vandalized. The rear windows are in slightly better condition, but have not been maintained and have started to deteriorate.

8. Roof:

- a. Shape, covering: The building has a flat roof with an asphalt covering.
- b. Cornice, eaves: The front of the building is capped with a narrow stone cornice. The roofline is otherwise unadorned. The Rowan storefront has a parapet roofline on the west facade that has deteriorated at the north end of the building. A portion of this wall has either fallen off or been pushed off (see photograph HABS No. WI-315-3).

C. Description of Interior:

1. Floor plans: Both of the storefronts have an open floor plan on the floor that fronts State Street (third floor). This floor was historically used for commercial or retail purposes in the building. A non-permanent partition divides up the retail space in the Morgensen storefront. From the rear, it appears that the Morgensen storefront has three stories. But, there is only one floor below the third floor. This floor is two-stories high, has an open plan, and is used for storage and utilities. The Rowan storefront has two floors and a basement below the third story (the floor that fronts State

St.). Most of the space in the Rowan storefront is undivided and has the appearance of a warehouse. The third floor has a partition that makes a back room. There is a small bathroom in the corner of this back room. The other floors are undivided.

2. Stairways: Stairways in the building are wooden with undecorated balustrades.
3. Flooring: The building has wood and/or asbestos or vinyl tile floors. In the Rowan storefront, the wood floors are one-inch tongue-and-groove flooring in poor condition. The floors in the Morgensen storefront are in better condition.
4. Wall and ceiling finishes: Walls in the building are almost all covered with plaster. On the first (lowest) floor of the Rowan storefront, some pressed tin panels have been applied to the walls. The ceilings in the building, where they are finished, are primarily covered with plaster. The Rowan storefront has decorative pressed metal panels on the third (retail) floor ceiling and an unusual lowered ceiling on the second floor made up of wooden wainscoting.
5. Openings:
  - a. Doorways and doors: The interior doors of the building are simple wooden multi-paneled doors with plain wooden trim. The window trim, where it still exists, is also plain. Like the details mentioned above, the door and doorways in the Morgensen storefront are in much better condition than in the Rowan storefront.
  - b. Windows: The window trim, where it still exists, is simple wooden trim. It is in much better condition in the Morgensen storefront than in the Rowan storefront.
6. Decorative features and trim: Other than the pressed tin panels in the Rowan storefront and the little bit of trim around doors and windows of both storefronts, the building lacks other decorative features or trim.
7. Hardware: There is no decorative hardware in the building.
8. Mechanical equipment:
  - a. Heating, air conditioning, ventilation: The building has two gas-fired heating systems. The Morgensen storefront has forced air heating, while the Rowan storefront has a hydronic heating system. The building does not have air conditioning at the present time.

- b. Lighting: A combination of fluorescent and incandescent lighting is used throughout the building. The electrical wiring in the Rowan storefront's wet basement shows evidence of moisture damage.

D. Site:

1. General setting and orientation: The Morgensen-Rowan Building is located on the even side of the 200 block of State Street in the City of Racine, Racine County, Wisconsin. State Street is bounded by the Root River on the west and Main Street (State Highway 32) on the east. All of the buildings along State Street are late nineteenth and early twentieth century commercial buildings. They are generally multi-storied and have brick exteriors. On the even side of the 200 block of the street, where the subject buildings are located, the lots slope sharply down at the rear. The buildings along this side of the street have one or two-story front facades and two or three-story rear facades due to the sharp slope of the street (see photographs HABS No. WI-315-1, HABS No. WI-315-4).

State Street is a typical urban street with two lanes each of two-way traffic. The buildings along the street take up their entire lots, share party walls with their neighbors, and all have the same setbacks from the street. There are wide sidewalks running in front of the buildings and there are no trees or bushes planted in the sidewalks. The streetlights along State Street are mercury vapor lights attached to tall iron posts that are reproductions of period lightposts (see photograph HABS No. WI-315-1). The rear of the buildings abut Second Street, a one-way street running west. The wide sidewalks in front of the rear walls of the buildings on the even side of the 200 block have no trees or bushes decorating them, and there are modern mercury vapor streetlights with metal poles along this street (see photograph HABS No. WI-315-4). The side of the building abuts the bridge across the Root River (see photograph HABS No. WI-315-3).

Endnotes:

<sup>1</sup>Ssnborn-Perris Fire Insurance Maps for the City of Racine, Archives, State Historical Society of Wisconsin, Madison, WI; Don Rintz, "National Register of Historic Places Nomination Form for the Old Main Street Historic District" (June, 1987), State Historic Preservation Office, State Historical Society of Wisconsin, Madison, WI, Section 7, 8, citing City of Racine Tax Rolls, Racine, WI.

<sup>2</sup>"National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 7, 8, citing City of Racine Tax Rolls, Racine, WI.

<sup>3</sup> Ibid.

<sup>4</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 0.

<sup>5</sup> Ibid., Section 8, 0, 1, citing The History of Racine and Kenosha Counties (Chicago: Western Historical Company, 1879), 355, 360, 365, 368, 454-55; Fanny S. Stone, ed., Racine: The Belle City (Racine, WI: Board of Education, n.d.), 1:67-68, 273-78, 2:138-39; "A Letter from Racine in 1843," Wisconsin Magazine of History 5 (March 1922), 310; Richard H. Keehn, "Industry and Business," in Racine: Growth and Change in a Wisconsin County, ed. Nicholas C. Burckel (Racine: County Board of Supervisors, 1977), 283.

<sup>6</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 1-2, citing The History of Racine and Kenosha Counties, 459-60, 466-67; Stone, Racine, 1:241-50; Keehn, "Industry," 282-86; City Directories for Racine, Wisconsin, Library, State Historical Society of Wisconsin, Madison, WI.

<sup>7</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 2-3, citing City Directories for Racine; Stone, Racine, 1:249-66; Keehn, "Industry," 287-99.

<sup>8</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 6, citing Alice Sankey, Racine: The Belle City (Racine, WI: Board of Education, n.d.), 145; "A Letter from Racine," 320.

<sup>9</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 6-9, citing Stone, Racine, 1:69, 144, 215-21, 233-36; 2:95; The History of Racine and Kenosha Counties, 433-34, 446-48, 575-76, 585, 591-92, 596-98, 629-30; Sankey, Racine, 124-25, 133-34, 145; Susan E. Karr, Architectural and Historical Survey of the City of Racine (Racine, WI: Landmarks Preservation Commission, 1979), 56; Portrait and Biographical Album of Racine and Kenosha Counties, Wisconsin (Chicago: Lake City Publishing Co., 1892), 352-53, 479, 1028-29; City Directories for Racine.

<sup>10</sup> "National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 9-10, citing The History of Racine and Kenosha Counties, 577; Stone, Racine, 1:154-55; Karr, Survey, 21-22; City Directories for Racine.

<sup>11</sup> Sanborn-Perris Fire Insurance Maps.

<sup>12</sup> Ibid.

<sup>13</sup>Sanborn-Perris Fire Insurance Maps; City Directories for Racine.

<sup>14</sup>City Directories for Racine.

<sup>15</sup>Ibid.

<sup>16</sup>"National Register of Historic Places Nomination Form for the Old Main Street Historic District," Section 8, 5; Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, Vol. II (Madison: State Historical Society of Wisconsin, 1986), Architecture, 2-20.

### PART III. SOURCES OF INFORMATION

#### A. Bibliography:

##### 1. Primary and unpublished sources:

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March 15, 1990

PART IV. PROJECT INFORMATION

This project has been sponsored by the State of Wisconsin, Department of Transportation. The project was formally undertaken by John N. Vogel, a consulting historian, who provided the photographic work and technical data; and Carol Lohry Cartwright, Historic Preservation Consultant, who compiled the historical research and wrote the report.

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